



REALTYONEGROUP  
LEGEND

# 30 Clinton Pl Newark, NJ 07108



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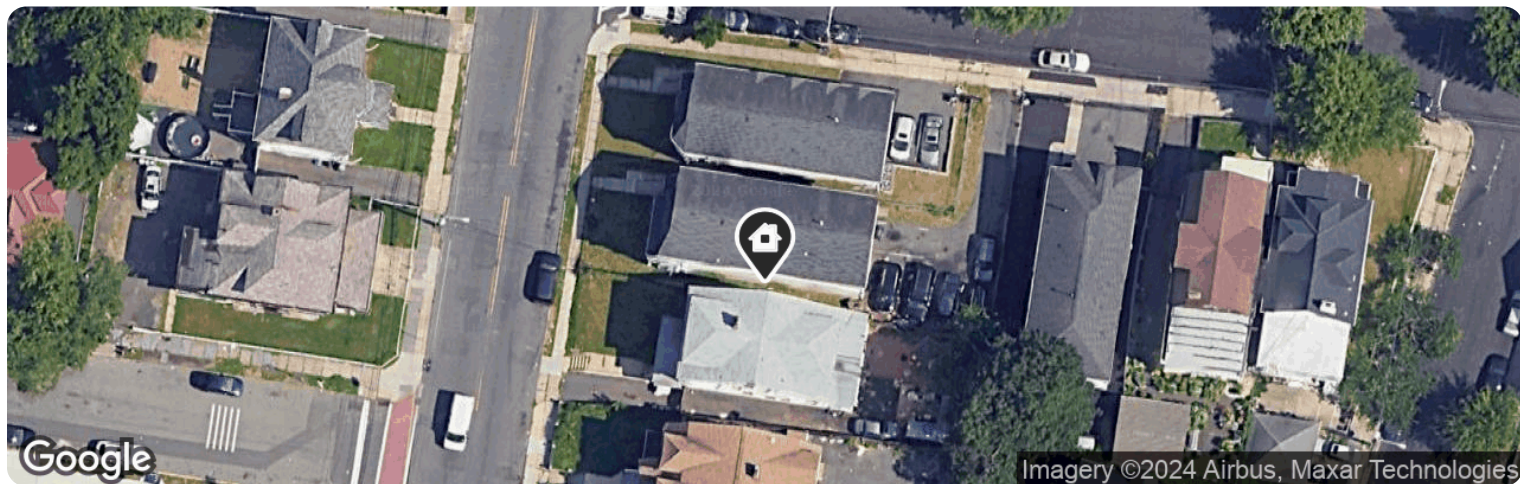
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## Realty One Group Legend

36 Preakness Shopping Center

Wayne, NJ 07470





 Pending / For Sale • Under Contract as of 11/4/2024

List Price

\$799,000

Pending Date 11/4/2024 Listing ID 24024307

Your CMA

\$838,194

Last Edited 7/13/2024 Price per Sq Ft \$251

RVM®

\$795,460

RVM® Updated 11/17/2024

RVM® Estimated Range

\$772K\$819K

RVM® Confidence

★★★★★

RVM® Month Change

↓ \$7,210

RVM® Year Change

↑ 13.35%

CMA Range

\$730K\$915K

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30 Clinton Pl, Newark, NJ 07108

# Property Information

## Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Property Type	Single Family	Multifamily/Multiplex	–
Property Subtype	Single Family Residential	2 Family	2 family
Bedrooms	–	6	6
Total Baths	–	5	5
Full Baths	–	5	–
Partial Baths	–	–	–
Living Area (sq ft)	3,338	–	–
Building Area (sq ft)	3,338	–	–
Lot Size	5,484 sq ft	–	–
Lot Dimensions	5484 SF	–	–
Garage	–	Parking Space	Yes
Garage (spaces)	0	–	2
Year Built	2007	–	–
Total Rooms	–	18	–
Basement	–	Finished, Full, Full Basement, Ground Level	–
Number of Units	0	–	2

## Interior Features

LISTING	
Basement	Finished, Full, Full Basement, Ground Level

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## Exterior Features

### LISTING

Garage                      Parking Space

### PUBLIC

Lot Size - Square Feet      5,484 sq ft                      Lot Size - Acres                      0.13 acres

## Legal Description

Parcel Number	14 03040-0000-00001- 02	County	Essex County
City/Municipality/Township	NEWARK CITY	Census Tract	340130053.002005
Carrier Route	C028	Abbreviated Description	LOT:1.02 BLK:3040 DIST:14 CITY/MUNI/TWP:NEWARK CITY MAP REF:TAX MAP 103
Current Use	2 Family Residential		

## Owner Facts

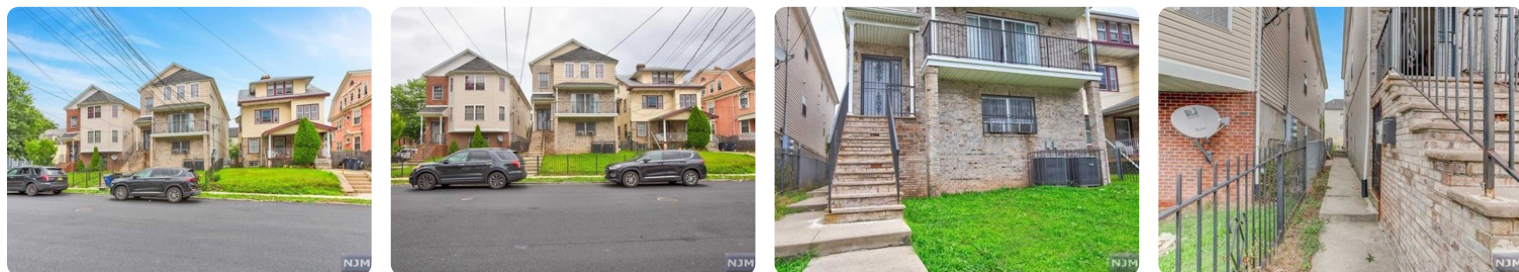
Owner Name (Public)	NANA OPOKU WARE	Time Owned	15-20 Yrs
Mailing Address	30 Clinton Pl Newark NJ 07108-1219	Owner Occupied	Yes

## Location Details

Area Description              Newark

## Photos

### Listing Images

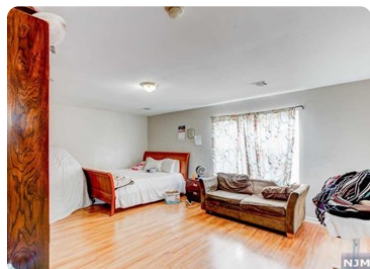
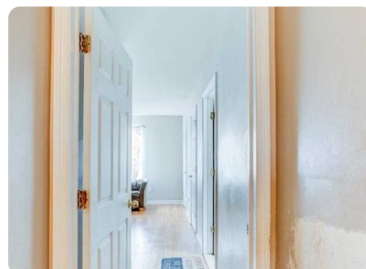
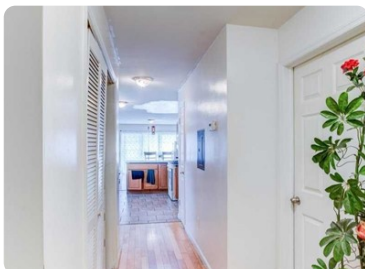
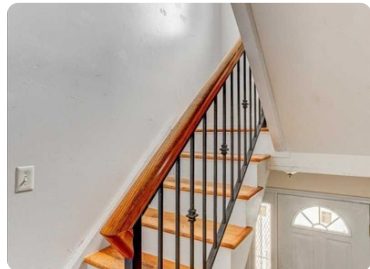




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# Photos

## Listing Images



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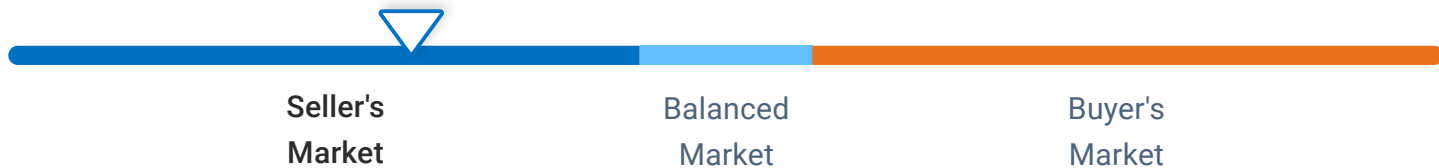
# Market Trends

## Market Trends for Newark, NJ 07108

Single Family + Condo/Townhouse/Apt.

October 2024

### Market Type



### Key Details

Months of Inventory

3.27

↓ 27.17% MoM

List to Sold Price %

100.6%

Median Days in RPR

16

Median Sold Price

\$365,000

## October 2024 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value

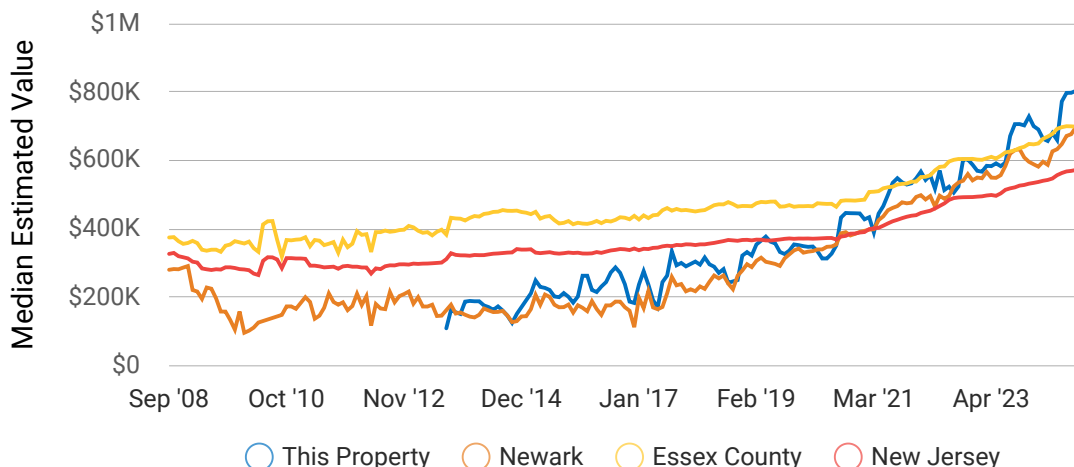
\$697,000

Last Month Change

+3.1%

12 Month Change

+10.2%



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## Active Listings

Newark, NJ 07108

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

**Median List Price - \$424,499**

↑ 6.1% Month over Month



## Sold Listings

Newark, NJ 07108

Single Family + Condo/Townhouse/Apt.

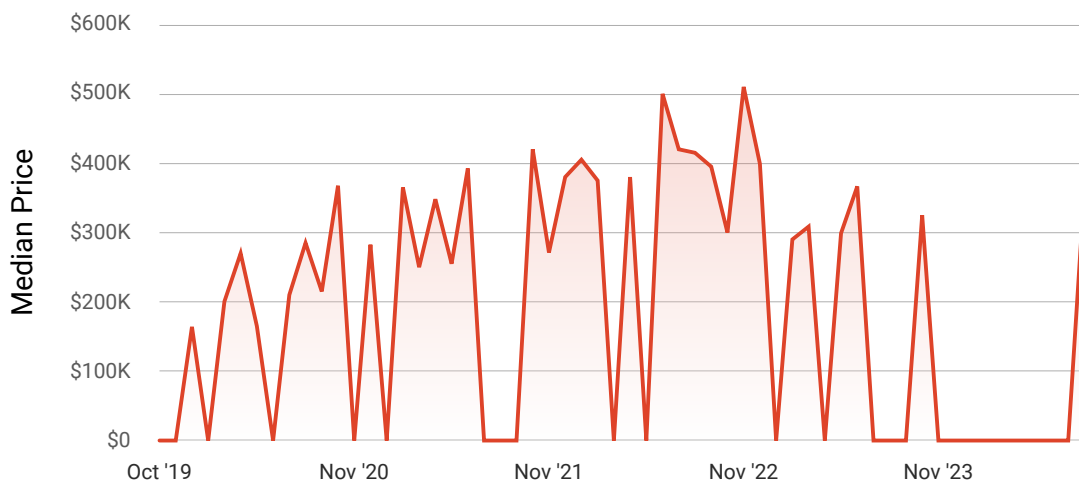
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

**Median Sold Price - \$365,000**

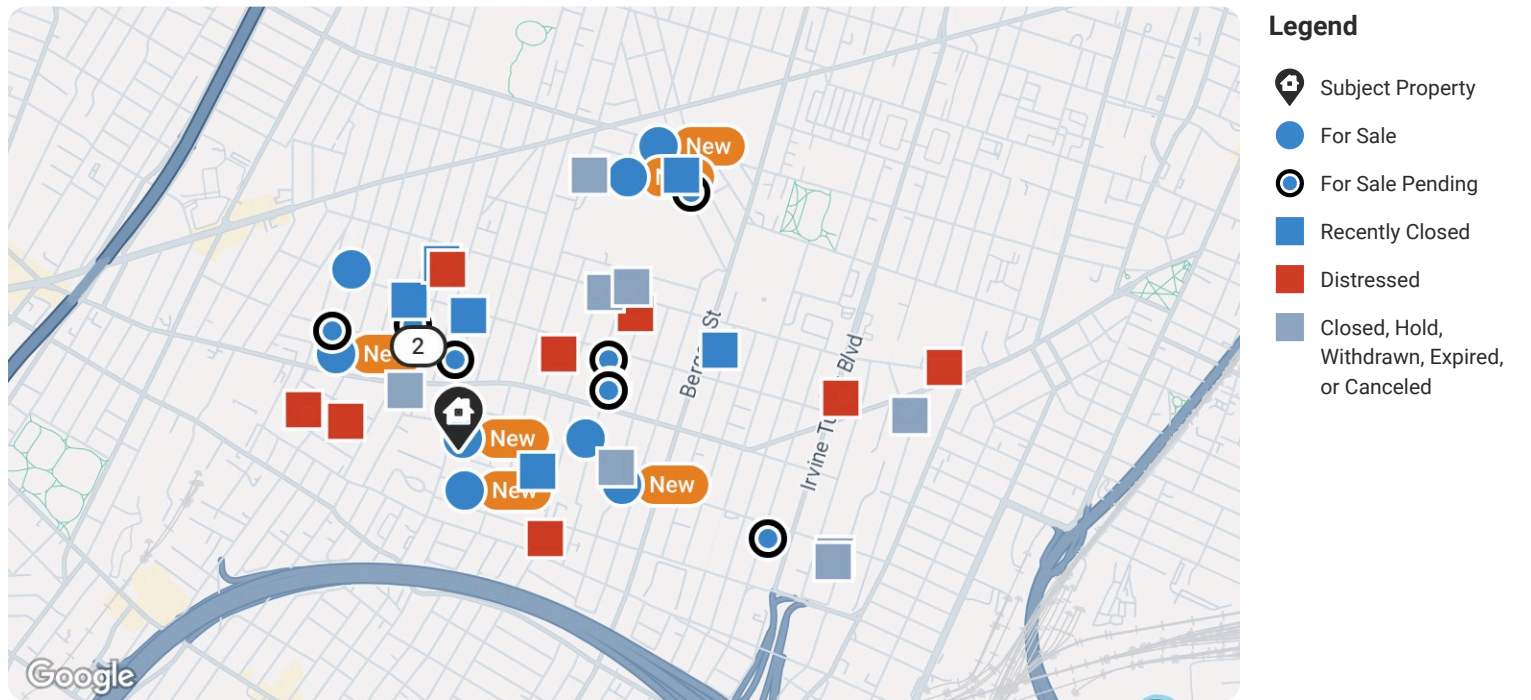
● Month over Month





# Market Activity

## Recent Market Activity



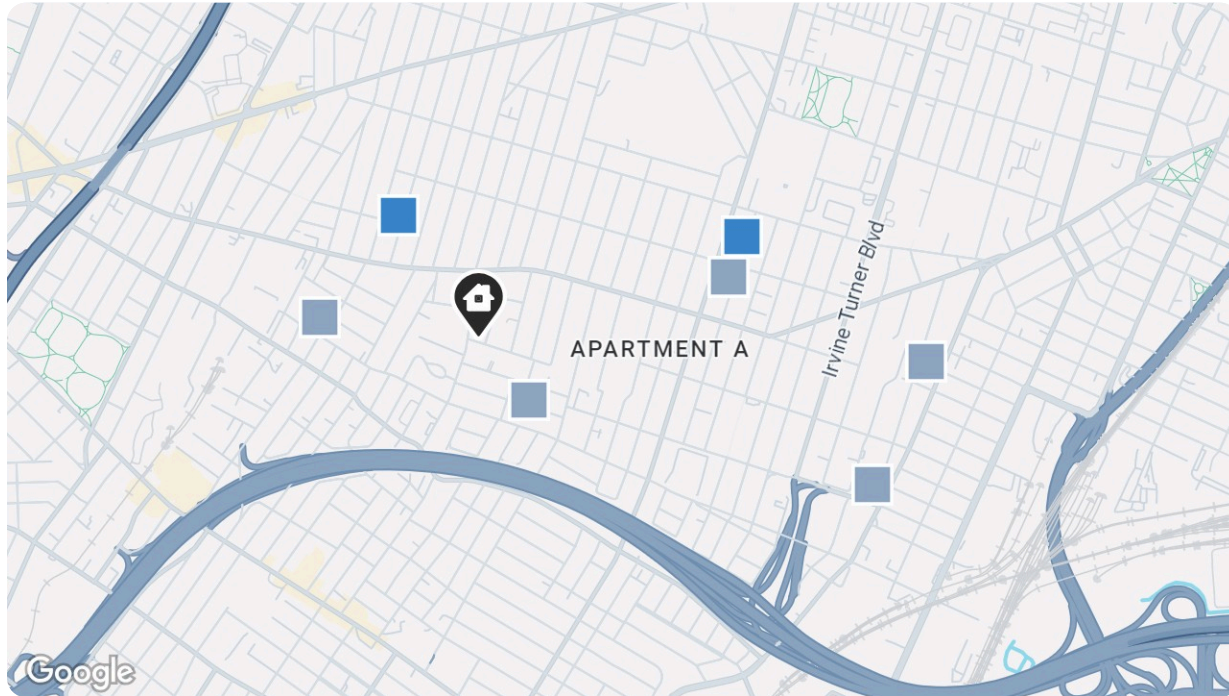
	Agent Selected Comps	For Sale or For Lease Listings	Pending Sales	Distressed	Expired Listings	Closed
Total Number of Properties	8	8	8	8	8	8
Lowest Listing Price/Est. Value	\$649,750	\$410,000	\$399,999	\$377,000	\$462,290	\$240,000
Median Listing Price/Est. Value	\$700,000	\$614,500	\$555,000	\$662,395	\$577,000	\$607,500
Highest Listing Price/Est. Value	\$815,000	\$789,000	\$752,500	\$801,380	\$850,000	\$700,000
Median Living Area	2,518	1,936	2,842	2,785	2,406	1,108
Median Price per sq.ft.	\$269	\$302	\$251	\$229	\$240	\$265
Median Days in RPR	76	18	40	–	91	78
Median Age	17	117	117	113	116	116



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# CMA

## Comp Map



### Legend

- Subject Property
- Recently Closed
- Closed, Hold, Withdrawn, Expired, or Canceled

## CMA

CMA Range


\$730K

\$915K



Agent Selected Comps

				
Address	30 Clinton Pl Newark, NJ 07108	893 S 17th St Newark, NJ 07108	607 Hunterdon St Newark, NJ 07108	571 Hunterdon St Newark, NJ 07108
Status	 Subject Property	5  Closed	6  Closed	7  Closed
Amount	\$838,194 CMA Value	\$730,000 Closed Price	\$815,000 Closed Price	\$700,000 Closed Price
Recording Date	–	9/13/2024	4/16/2024	11/1/2024
Days in RPR	122	67	38	146
Price per Sq Ft	\$251	–	–	\$278
Bedrooms	6	6	6	5
Total Baths	5	5	4	5
Total Rooms	18	15	20	14
Living Area	3,338	–	–	2,518
Building Area	3,338	–	–	2,518
Lot Size	5,484 sq ft	–	2,613 sq ft	2,613 sq ft
Year Built	2007	–	2024	2006
Property Type	Multifamily/Multiplex	Multifamily/Multiplex	Multifamily/Multiplex	Multifamily/Multiplex
Property Subtype	2 family	2 Family	Multi-Family	Multi-Family
Proximity	–	0.28 Mi.	0.59 Mi.	0.63 Mi.
MLS ID	24024307	24021709	3889965	3906623
Listing Broker	Listing Courtesy of Realty One Group Legend, Clifton	Courtesy of Weichert Realtors, Jersey City Exchange	Courtesy of WEICHERT REALTORS	Courtesy of KELLER WILLIAMS ELITE REALTORS
Description	Welcome to this charming two-family home nestled in the 07108 area of newark. This property presents a fantastic opportunity for both homeowners and investors alike. Built in 2007 each unit offers a spacious layout with 3 bedrooms,2 bathrooms and laundry in-unit ideal for comfortable living. Highlights include a...	Newly renovated two-family home with 6 bedrooms, 5 full bathrooms, and a fully finished basement. Each unit features a modern kitchen, new appliances, and a comfortable living room. Amenities include new washer/dryer units in each unit.the first floor has two bedrooms sharing a bathroom. The second unit..	Striking modern new 2 family construction built with solar energy plus smart home features that offer quintessential living, just steps away from major highways. From the moment you enter this multi-family home is nothing short of amazing. Newly completed in 2024, this multi-family features identical layouts f...	Welcome to your new home! this spacious brick 2-family house offers a fantastic opportunity for homeowners and investors. Each floor has 3 bedrooms, 2 full bathrooms, a living/dining combo, and a kitchen. Ground floor includes washer/dryer hookups for both apartments. Hardwood floors throughout. Enjoy...

 Highlighted fields were changed by agent to reflect knowledge of this property.

# Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the Selected Comps are closed prices where available.

	Selected Comps	For Sale or For Lease Listings	Pending Sales	Distressed	Expired Listings	Closed
Lowest Price	\$649,750	\$410,000	\$399,999	\$377,000	\$462,290	\$240,000
Median Price	\$700,000	\$614,500	\$555,000	\$662,395	\$577,000	\$607,500
Highest Price	\$815,000	\$789,000	\$752,500	\$801,380	\$850,000	\$700,000
Median Price per sq.ft.	\$269	\$302	\$251	\$229	\$240	\$265
Median Days in RPR	76	18	40	–	91	78

## Sold Price Comparison

This section compares prices for 3 properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$700,000	\$181
Median Price	\$700,000	\$273
Highest Price	\$775,000	\$277

## CMA Summary

This section compares prices of agent-selected properties sold recently with a similar number of beds and baths.

Average of Comps	\$838,194
Adjustments	–
Adjusted Value	\$838,194 (or \$251 per sq ft)

## Refined Value Summary

This section uses property characteristics, home improvements made, and market conditions.

Original Estimated Value	\$795,460
Changes Based on Home Facts	–
Home Improvement Adjustments	–
Needed Improvement Adjustments	–
Market Condition Adjustments	–
Estimate + Adjustments	\$795,460 (or \$238 per sq ft)



**30 Clinton Pl,** Newark, NJ 07108

## About RPR

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